

GIS REGISTRY INFORMATION

SITE NAME:	Metro Works			FID #	
BRRTS #:	03-41-391656			(if appropriate):	
COMMERCE # (if appropriate):	53209-5400-50				
CLOSURE DATE:	June 06, 2003				
STREET ADDRESS:	5150 N 32nd St				
CITY:	Milwaukee				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	686602	Y =	295225	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):					
	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					X
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)					X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

June 6, 2003

Mr. Howard Snyder
Northwest Side Community Development Center
3718 W. Lancaster Ave.
Milwaukee, WI 53209

RE: **Final Closure**

Commerce # 53209-5400-50 WDNR BRRTS # 03-41-391656
Metro Works, 5150 N. 32nd St., Milwaukee

Two 15,000-gallon fuel oil underground storage tanks

Dear Mr. Snyder:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Sigma Environmental Services, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This site is now listed as "closed" on the Commerce database. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads 'Monica Weis'.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Sigma Environmental Services, Inc.
Case File

April 1, 2003

Project Reference #7703

Ms. Monica Weis
Wisconsin Department of Commerce
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin, 53212-3939

RE: **GIS Registry Information Packet**
Northwest Side Community Development Center (NWSCDC)
5150 North 32nd Street, Milwaukee, Wisconsin 53209
BRRS #03-41-391656 and Commerce #53209-5400-50

Ms. Weis:

In accordance with Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)3.b., Sigma Environmental Services, Inc. (Sigma), on behalf of Northwest Side Community Development Center (NWSCDC), is submitting the information necessary to list the subject property on the Geographic Information Systems Registry of Closed Remediation Sites (GIS Registry) for soil. The required GIS information is detailed below:

1. ***One-time fee of \$250.00 for groundwater, and/or \$200.00 for soil, for each case closed, for maintenance of the registry.***

The required GIS registry fee for a soil GIS was sent to Ms. Victoria Stovall of the Wisconsin Department of Natural Resources (WDNR). A copy of the check for two hundred dollars is included as Attachment A.

2. ***A copy of the most recent deed for all affected properties with residual impacted soil at concentrations above NR 720 RCLs and NR 746 Table 1 and Table 2 values.***

A copy of the most recent deed for, 5150 North 32nd Street, Milwaukee, Wisconsin is included as Attachment B.

3. ***A copy of the certified survey map or the relevant section of the recorded plat map for properties where the legal description in the most recent deed refers.***

A Plat Map for 5150 North 32nd Street is included as Attachment C.

4. ***Parcel identification number for each property.***

The parcel identification number (PIN) for this property is 207-0020-1 and is listed on the deed provided in Attachment B.



5. ***Geographic position data collected in the Wisconsin Transverse Mercator '91 (WTM) coordinate system.***

The WTM geographic position data was determined from the WDNR GIS site. Specifically, the WTM coordinates for the property located at 5150 North 32nd Street, Milwaukee, WI are 686602, 295225; the map is provided as Attachment D.

6. ***A location map that outlines all properties within the contaminated site boundaries on a U.S.G.S topographic map or plat map in sufficient detail to permit the easy location of all parcels.***

A site location map is included as Attachment E.

7. ***A map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells, and potable wells.***

A site plan map is included as Attachment F.

8. ***A table of the most recent analytical results, with sample collection dates: from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils.***

Soil analytical results are presented in Attachment G.

9. ***For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.***

A soil quality map including soil sample locations and the horizontal extent of residual soil impacts is presented in Attachment H.

10. ***A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.***

A geologic cross section was not created as part of the SI and therefore is not included in this GIS packet.

11. ***A statement signed by the responsible party, which states that he or she believes that the legal descriptions attached to the statement are complete and accurate.***

The signed statement is included in Attachment B.

12. ***A copy of the letters sent by the RP to all owners of properties with groundwater and/or soil exceeding ESs.***

Soil impacts were not identified offsite. Consequently, no letters were sent to the adjacent property owners.

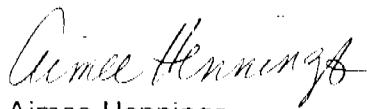
13. ***A copy of all written notifications provided (to City/village/municipality/state agency or others responsible for maintenance) of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.***

Notification to the City of Milwaukee was not necessary due to the fact that contamination only exists on-site.

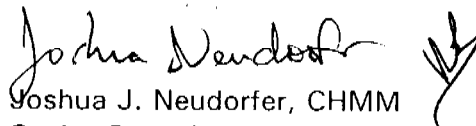
Based on the GIS information provided, Sigma requests that the NWSCDC property be listed on the soil GIS registry. Please contact our office at (414) 768-7144 with any questions or comments.

Respectfully Submitted,

SIGMA ENVIRONMENTAL SERVICES, INC.



Aimee Hennings
Staff Geologist


Joshua J. Neudorfer, CHMM
Senior Consultant/Hydrogeologist

DOCUMENT NO. _____ State Bar of Wisconsin Form 1 - 1982 WARRANTY DEED	<div style="text-align: right;"> DOC # 8453210 </div> <div style="text-align: right;"> REGISTER'S OFFICE, 1 SS MILWAUKEE County, WI RECORDED AT 1:41 PM 02-12-2003 JOHN LA FAVE REGISTER OF DEEDS AMOUNT 12.00 </div>
<p>This Deed, made between</p> <p>NORTHWEST SIDE COMMUNITY DEVELOPMENT CORPORATION, A NON-STOCK CORPORATION</p> <p>Grantor, and</p> <p>METRO WORKS, LLC, a Wisconsin limited liability company</p> <p>Grantee,</p> <p>Witnesseth that the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in MILWAUKEE County: Tax Parcel No: 207-0020-1</p> <p>All that part of Block 4, in Assessor's Plat No. 104, being a part of the Southeast 1/4 of Section 36, Township 8 North, Range 21 East, in the City of Milwaukee, except parts conveyed by Warranty Deeds Document Nos. 2388227, 2390669 and 2585883, also excepting therefrom those parts taken and used for street.</p> <p>Lots 34, 35 and 36, in Block 3, in North Milwaukee Townsite Company's Addition No. 1, in the Southeast 1/4 of Section 36, Township 8 North, Range 22 East, in the City of</p> <p style="text-align: center;">continued</p> <p>This is not homestead property.</p> <p>Together with all and singular the hereditaments and appurtenances thereto belonging:</p> <p>And NORTHWEST SIDE COMMUNITY DEVELOPMENT CORPORATION warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.</p> <p>and will warrant and defend the same.</p> <p>Dated this <u>11</u> day of <u>February</u>, 2003</p> <p>NORTHWEST SIDE COMMUNITY DEVELOPMENT CORPORATION</p> <p><u>Howard Snyder</u> (SEAL) _____ (SEAL)</p> <p>HOWARD SNYDER, PRESIDENT</p> <p>_____ (SEAL) _____ (SEAL)</p> <p>CORPORATION, A NON-STOCK CORPORATION</p>	
<p>AUTHENTICATION</p> <p>Signature(s) of <u>Howard Snyder</u></p> <p>_____</p> <p>authenticated this <u>11</u> day of <u>February</u>, 2003</p> <p><u>[Signature]</u></p> <p>TITLE: MEMBER STATE BAR OF WISCONSIN</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>DENIS J. REGAN</p> <p>(Signature may be authenticated or acknowledged. Both are not necessary.)</p>	<p>TRANSFER</p> <p><u>\$660.00</u></p> <p>FEE</p> <p>ACKNOWLEDGEMENT</p> <p>STATE OF WISCONSIN</p> <p><u>Milwaukee</u> County, } ss.</p> <p>Personally came before me this <u>11</u> day of <u>February</u>, 2003 the above named</p> <p><u>HOWARD SNYDER</u></p> <p>_____</p> <p>_____</p> <p>to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.</p> <p><u>[Signature]</u></p> <p><u>[Signature]</u></p> <p>Notary Public <u>Milwaukee</u> County, Wis.</p> <p>My Commission is permanent. (If not, state expiration date: <u>January 2003</u>)</p>

REEL 5517

IMAGE 4736

Legal Description (continued)

Milwaukee, County of Milwaukee, State of Wisconsin.

Also a part of Block 4 in Assessor's Plat No. 104 bounded and described as follows:
Commencing at the Northwest corner of Lot 36 Block 3 of North Milwaukee Townsite
Company's Addition No. 1 in the Southeast 1/4 of Section 36-8-21 East, in the City of
Milwaukee; thence East on and along the North line of said Lot 36, 120 feet to the
Northeast corner of said Lot 36; thence North on and along a line which is an
extension of the East Lot line of said Lot 36, 1 foot to a point, thence West on and
along which is parallel to the North Lot line of said Lot 36, 120 feet to a point in
a line which is an extension of the West lot line of said Lot 36; thence on and along
a line which is an extension of the West lot line of Lot 36, 1 foot to the place of
beginning being in the City of Milwaukee, County of Milwaukee, State of Wisconsin,
excepting therefrom that part taken for street.

Tax Key No. 207-0020-1

ADDRESS: 5150 N. 32ND STREET

REEL 5517

IMAGE 4737

FAINT TYPE

TOTAL P.03

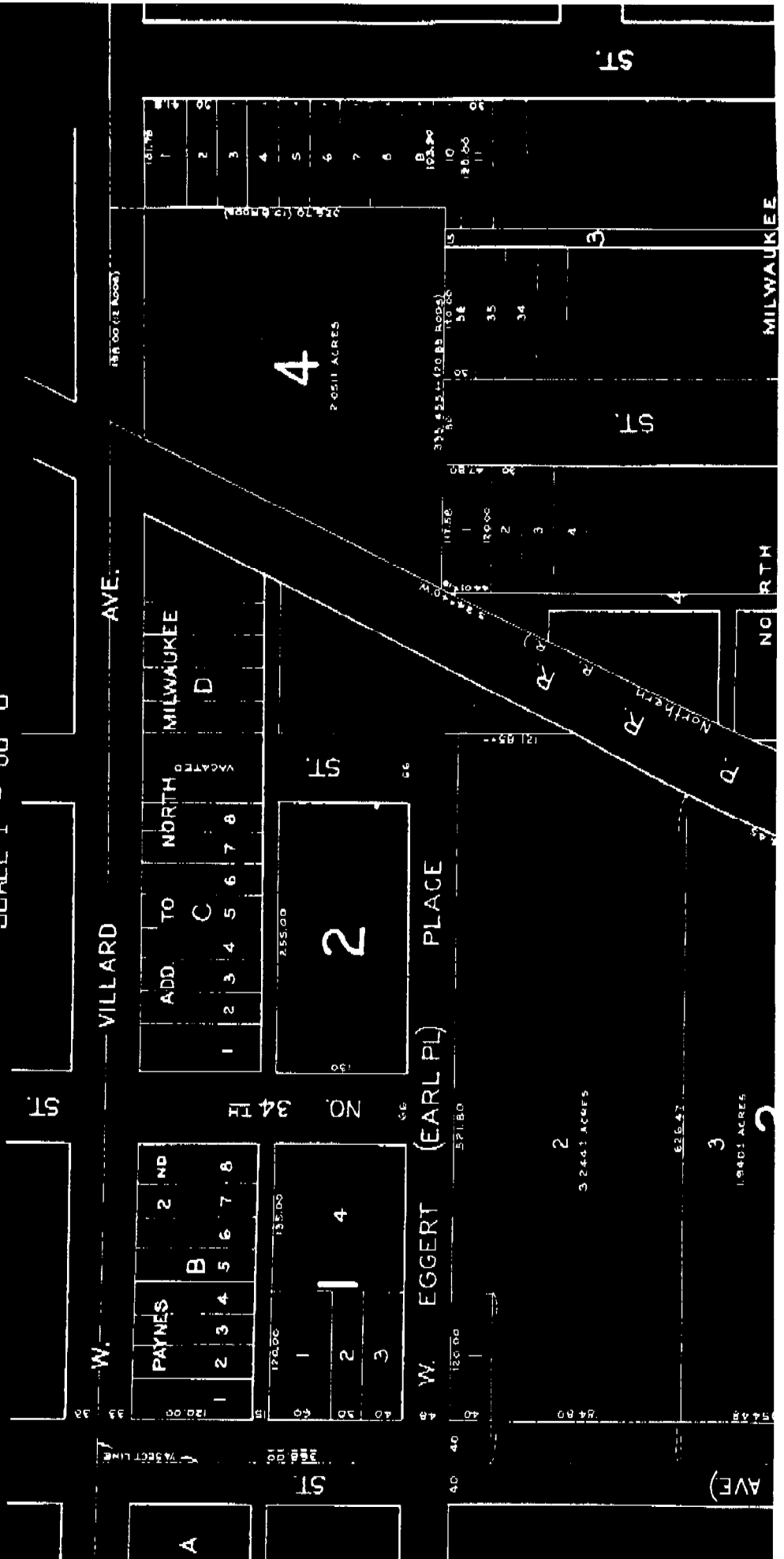
ASSESSOR'S PLAT NO. 104

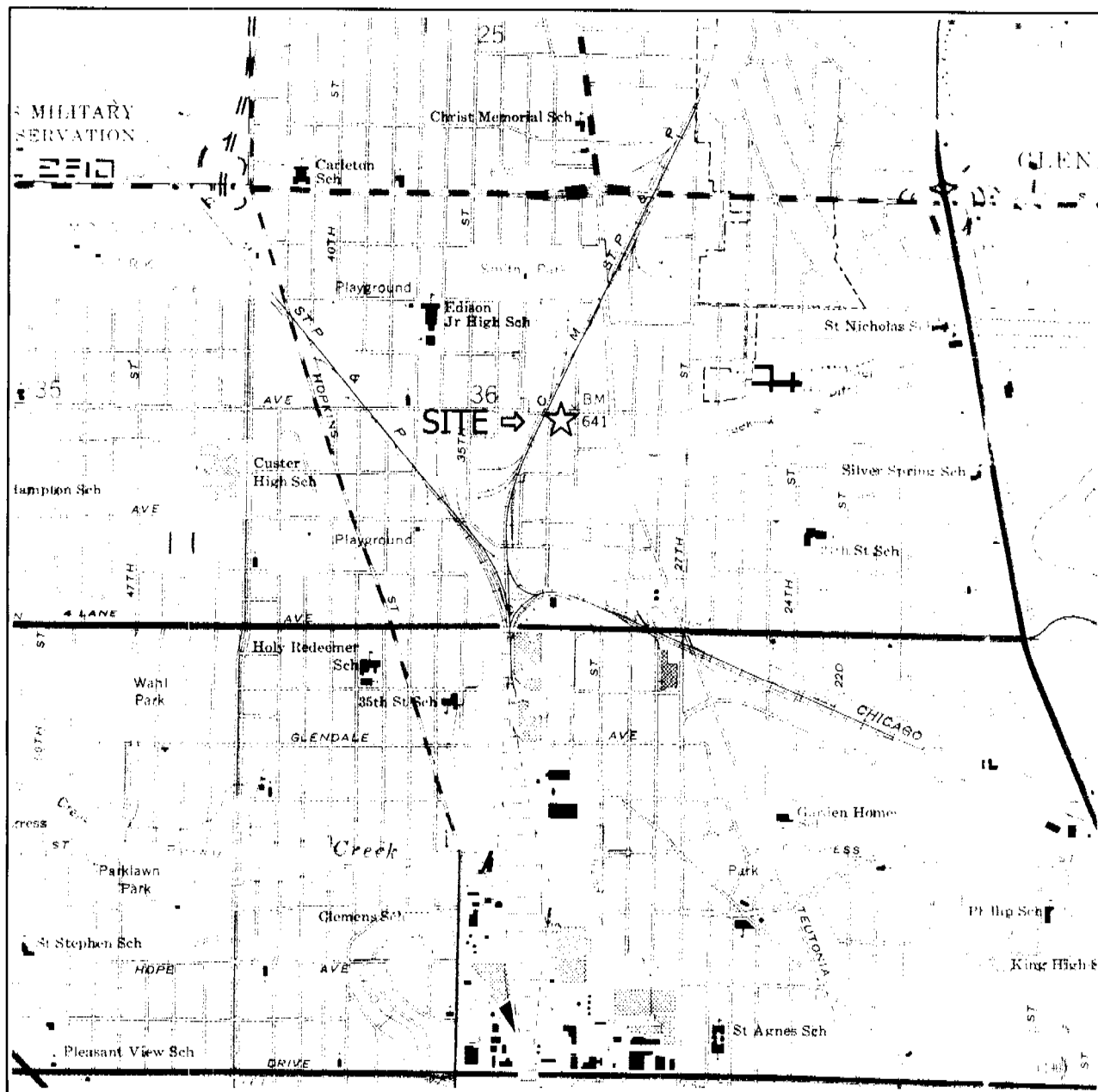
BECING A PART OF THE S. E. 1/4 OF SECTION 36

TOWN 8 NORTH - RANGE 21 EAST

CITY OF MILWAUKEE, WIS.

SCALE 1" = 80'-0"





SE 1/4 of Sec. 36, T8N, R21E Adapted from U.S.G.S. 7.5 minute series, Milwaukee, Wisconsin, quadrangle dated 1958 (photorevised 1971).

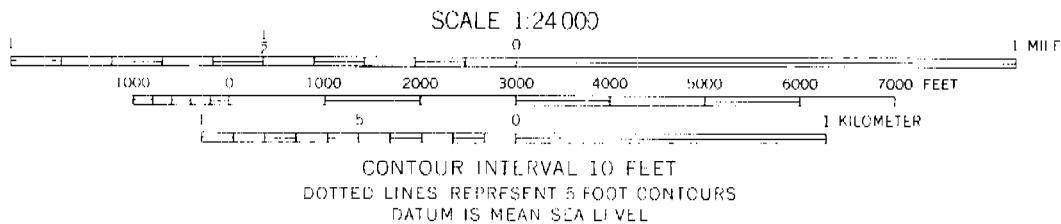


Figure 1. Site Location Map
 Northwest Side Community Development Center
 5150 N. 32nd St., Milwaukee, Wisconsin

SIGMA
 ENVIRONMENTAL SERVICES INC.

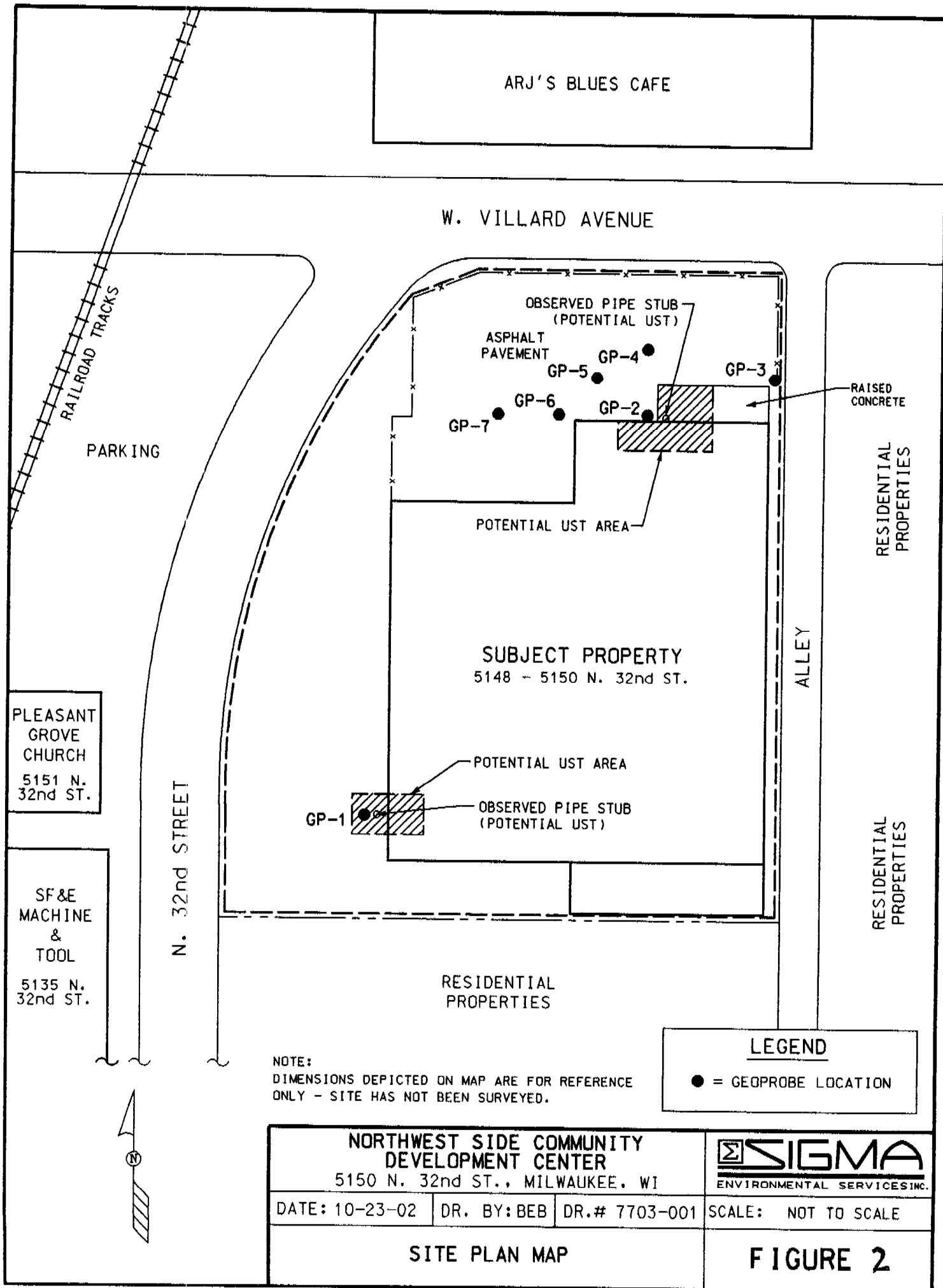


Table 1 Soil Analytical Results Northwest Side Community Development Center								
Parameter	Units	GP-1	GP-2		NR 720 RCL	COMM 46 Table 1	COMM 46 Table 2	
		13-15	2 - 4 ft	8 - 10 ft				
GRO	mg/kg	<6.21	325	207	250	-	-	-
DRO	mg/kg	7.08	3360	1890	250	-	-	-
Benzene	ug/kg	<25.0	508	<25	5.5	8500	1100	
Ethylbenzene	ug/kg	<25.0	909	196	2900	4600	-	
MTBE	ug/kg	<25.0	291	<25	-	-	-	
Toluene	ug/kg	<25.0	357	<25	1500	38000	-	
1,2,4-TMB	ug/kg	<25.0	6910	693	-	83000	-	
1,3,5-TMB	ug/kg	<25.0	2800	510	-	11000	-	
Total Xylenes	ug/kg	<25.0	<25	<25	-	-	-	
Notes:								
GRO	= Gasoline Range Organics				Soil boring GP-1 was advanced on November 5, 2002			
DRO	= Diesel Range Organics				and GP-2 was advanced on November 27, 2002			
MTBE	= Methyl Tert Butyl Ether							
1,2,4-TMB	= 1,2,4-Trimethylbenzene							
1,3,5-TMB	= 1,3,5-Trimethylbenzene							
ug/kg	= micrograms per kilogram							
mg/kg	= milligrams per kilogram							
NR 720 RCL	= Table 1 Residual Contaminant Level							
COMM 46 Table 1	= Indicators of Residual Petroleum Product in Soil Pores							
COMM 46 Table 2	= Protection of Human Health from Direct Contact w/Contaminated Soil							

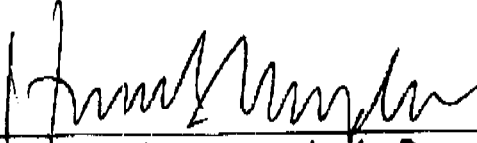
Table 1 Soil Analytical Results Northwest Side Community Development Center													
Parameter	Units	GP-3		GP-4		GP-5		GP-7		NR 720 RCL	COMM 46 Table 1	COMM 46 Table 2	
PVOC's		4-6	12-14	6-8	10-12	4-6	10-12	6-8	10-12				
Benzene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	5.5	8500	1100	
1,2-DCA	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND		600	540	
Ethylbenzene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	2900	4600	-	
MTBE	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	
Toluene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	1500	38000	-	
1,2,4-TMB	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	-	8300	-	
1,3,5-TMB	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	-	11000	-	
Total Xylenes	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	-	-	-	
PAH's		GW ¹								Pathway	Direct ¹	Contact	
Benz(a)anthracene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	17000	88	-	
Benz(a)pyrene	ug/kg	6.18	ND	ND	ND	ND	ND	ND	22.8	48000	8.8	-	
Benzo(b)fluoranthene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	360000	88	-	
Chrysene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	37000	8.800	-	
Dibenz(a,h)anthracene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	38000	8.8	-	
Fluoranthene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	500000	600.000	-	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	ND	ND	ND	ND	ND	ND	90.7	680000	88	-	
1-Methyl(naphthalene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	23000	1,100,000	-	
Pyrene	ug/kg	ND	ND	ND	ND	ND	ND	ND	ND	870000	500.000	-	
Notes:													
PVOC	= Petroleum Volatile Organic Compounds												
PAH	= Polynuclear Aromatic Hydrocarbons												
MTBE	= Methyl-Tert-Butyl-Ether												
1,2,4-TMB	= 1,2,4-Trimethylbenzene												
1,3,5-TMB	= 1,3,5-Trimethylbenzene												
ug/kg	= micrograms per kilogram												
mg/kg	= milligrams per kilogram												
NR 720 RCL	= Table 1 Residual Contaminant Level												
COMM 46 Table 1	= Indicators of Residual Petroleum Product in Soil Pores												
COMM 46 Table 2	= Protection of Human Health from Direct Contact w/Contaminated Soil												
1	= WDNR's PAH Guidance Residual Contaminant Levels												

Soil borings were advanced on December 12, 2002

GIS Registry Packet
Northwest Side Community Development Center

STATEMENT BY RESPONSIBLE PARTY

Northwest Side Community Development Center, the responsible party for the property located at 5150 North 32nd Street, Milwaukee, Wisconsin 53209, states that the legal description provided to the Wisconsin Department of Commerce (and attached to this statement) for case file reference 53209-5400-50 is complete and accurate to the best of our knowledge.



Signature of Representative for Responsible Party

3/24/03

Date